

Zoning Text Amendment No.: 14-05  
Concerning: Health Clubs – C-1 zone  
Draft No. & Date: 1 – 4/10/14  
Introduced: April 22, 2014  
Public Hearing:  
Adopted:  
Effective:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF  
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN  
MONTGOMERY COUNTY, MARYLAND**

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By: Councilmember Navarro

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**AN AMENDMENT** to the Montgomery County Zoning Ordinance to:

- allow a health club use to exceed 14,500 sq. feet in gross floor area in a structure in the C-1 Zone under certain circumstances; and
- allow increased building height in the C-1 zone under certain circumstances.

By adding the following subsection of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

DIVISION 59-C-4. “COMMERCIAL ZONES”  
Section 59-C-4.2. “Land Uses”  
Section 59-C-4.34. “C-1 zone-Purpose and development standards”

**EXPLANATION:** ***Boldface** indicates a Heading or a defined term.*  
*Underlining indicates text that is added to existing law by the original text amendment.*  
*[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.*  
*Double underlining indicates text that is added to the text amendment by amendment.*  
*[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.*  
*\* \* \* indicates existing law unaffected by the text amendment.*

**ORDINANCE**

*The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:*

**Section 1. Division 59-C-4 is amended as follows:**

**59-C-4. COMMERCIAL ZONES.**

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**Sec. 59-C-4.2. Land Uses.**

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	C-T	O-M	C-O	C-P	C-1	C-2	C-3	C-4	C-5	C-6	H-M	Country Inn
<b>(f) Cultural, entertainment and recreational:</b>												
Health Club.	P <sup>58</sup>	P <sup>34</sup>	P <sup>34</sup>	P <sup>34</sup>	P <sup>54</sup>	P	P	P		P		

\* \* \*

54 Must not exceed 14,500 sq. ft. of gross floor area. This limitation does not apply to the reconstruction or enlargement of a retail center that exceeds 100,000 square feet of gross floor area at completion if the health club use occupies 45,000 square feet of gross floor area or less.

\* \* \*

**Sec. 59-C-4.34. C-1 zone-Purpose and development standards.**

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**59-C-4.342. Building height.**

(a) Notwithstanding any other provisions of this Code allowing greater height for any reason except under subsections (b) and (c), no building shall exceed the height of 30 feet as measured from the average elevation of finished grade surface along the base of the front, rear, and sides of the building to the highest point of roof surface of a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridges of a gable, hip, or gambrel roof; provided, however, that the height in the front, rear, or any side shall not exceed 45 feet. On lots having severe topography, the Board of

Appeals shall have authority to grant variances from the maximum 45-foot height limitation on the front, rear, or any side up to a maximum 60 feet on such side; provided, however, that the average height shall in no case exceed the 30-foot average height limitation contained herein.

(b) Where land is zoned in the C-1 classification on October 30, 1978, and an application for a building permit is received by the Department on or before March 1, 1979, the height of a building may not exceed 35 feet measured as set forth in this section.

(c) The maximum building height for a retail center that exceeds 100,000 square feet of gross floor area at completion is 45 feet, as measured from the average elevation of finished ground surface along the front of the building.

**Sec. 2. Effective date.** This ordinance becomes effective 20 days after the date of Council adoption.

This is a correct copy of Council action.

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Linda M. Lauer, Clerk of the Council